



State of  
California



Department of  
Toxic Substances  
Control

# Public Involvement

FACT SHEET, October 2005

## DTSC Oversees Cleanup at Coliseum Gardens Property

The Coliseum Gardens property (Site) at 801 and 811 69<sup>th</sup> Avenue and 920 to 996 66<sup>th</sup> Avenue, Oakland, California has PCBs (polychlorinated biphenyls) and other contamination in the soil and groundwater (see site map insert). The contamination was found at levels which require cleanup prior to re-use of the property. The Department of Toxic Substances Control (DTSC) is overseeing the cleanup activities.

The Coliseum Gardens Draft Removal Action Workplan (RAW) describes in detail the investigation and alternatives to clean up the site. We encourage you to review and comment on the Draft RAW. The Draft RAW is available for your review at the Information Repositories listed on page 4 of this fact sheet. If you have questions about this site, please contact Ms. Katharine Hilf, DTSC Project Manager, at (510) 540-3817 or by email at [khilf@dtsc.ca.gov](mailto:khilf@dtsc.ca.gov).

This Fact Sheet will provide you with the following information:

- Contaminants of concern and site background
- Explanation of a RAW
- Alternatives considered for cleanup
- What you may see during the proposed cleanup
- California Environmental Quality Act – Notice of Exemption

### PUBLIC COMMENT PERIOD

We encourage you to review and comment on the Draft RAW. DTSC is holding a 30-day public comment period beginning October 19, to November 21, 2005. DTSC will consider and respond to all public comments received during the comment period before making a final decision on the cleanup of the Coliseum Gardens property.

Please send comments, postmarked by November 21, 2005 to Katharine Hilf, Project Manager, DTSC, 700 Heinz Avenue, Berkeley, CA 94710 or by email to [khilf@dtsc.ca.gov](mailto:khilf@dtsc.ca.gov) or phone her at (510) 540-3817. A public meeting will be considered if one is requested. Please submit a written request for a public meeting by November 21, 2005, including the significant issues to be raised, to Nancy Cook, Public Participation Specialist, DTSC, 700 Heinz Avenue, Berkeley, CA 94710 or by email at [ncook@dtsc.ca.gov](mailto:ncook@dtsc.ca.gov).



## Contaminants of Concern

Soil and groundwater investigations were conducted from 2003 to 2005 at the Site. Based on the investigations, it was determined that soil and groundwater was contaminated. PCBs, metals and TPH (total petroleum hydrocarbons) were found in the soil. TPH was found in the groundwater. The levels found during the investigation are above acceptable levels for the planned residential re-use of the property, therefore, a cleanup is needed.

## Site Location

The Coliseum Gardens Site is a vacant lot located in a mixed industrial, commercial and residential area. The site is in the southern area of Oakland and has been developed since the early 1900's. The property is located at 801, 811 69<sup>th</sup> Avenue, and 920-996 66<sup>th</sup> Avenue, Oakland, California. The Site is approximately six acres.

The Oakland Coliseum BART station is to the south of the Site. Train tracks, BART overhead tracks, San Leandro Boulevard, and industrial buildings are located to the west of the Site. To the east of the Site are residential units under construction, an Oakland Fire Department Station, a church, and a private school. To the south and north of the Site are residential and industrial properties, respectively.

Traversing the larger redevelopment area in a northeast-southwest direction is a concrete lined flood control channel, known as Lion's Creek which runs westerly to Damon Slough and the San Francisco Bay. The entire 22 acre area (which includes this site) is being redeveloped into housing and a park.

## Site Background

The Site consists of four properties: Sites 1, 2, and 3, and New City Park (see map insert).

EPA Site 1 - (69<sup>th</sup> Avenue) consists of a parcel that was previously operated as a park/ ball field by the City of Oakland.

Past uses include a former acetylene gas plant from the 1940's to early 1970's (Pacific Oxygen Company & Pac Lime & Chemical Corp.). This Site had a waste pile of calcium hydroxide sludge. The waste pile was mostly removed in the 1980's and the remaining residues were covered with 18 inches of top soil. The City of Oakland's Coliseum Gardens Park was created in the late 1980's.

EPA Site 2 - (69<sup>th</sup> Avenue) was formerly operated by Standard Iron and Metal. Past uses include an iron and metal recycling company (Standard Iron and Metal Company), an auto parts business (Auto Parts & Salvage Company) and a salvage company (East Bay Junk Company) from the 1940's to 2002. All buildings were demolished in Spring 2004

EPA Site 3 - (66<sup>th</sup> Avenue) was previously operated by Capitol Recycling. Past uses include a fruit canning (cherry brining) plant (Fruitvale Canning Company, 1940's – 1970's), scrap recycling and storage companies (Green Recycling, Lippolis Drayage Company, Commercial Pallet, 1970's to 1980's), and a recycling center (Capitol Recycling) from the 1980's to December 2004. All buildings were demolished in January 2005.

New City Park - (66<sup>th</sup> Avenue and Olmstead Street) past uses include Coast Manufacturing and Supply Company, residences, offices, various apartment complexes, scrap metal operations, and Coliseum Gardens Park.

## Explanation of a RAW

The Draft RAW summarizes previous studies, identifies cleanup goals, and evaluates cleanup alternatives. The Draft RAW then identifies the alternative DTSC believes is the most appropriate for the site. Before DTSC makes a final decision to approve, modify, or deny a draft RAW, the Draft RAW is made available for public comment during a 30-day public comment period. All comments received from the public during the public comment period are reviewed and considered before the Draft RAW is approved.

## Alternatives Considered

Three alternatives were evaluated by DTSC to determine the best choice based on effectiveness, the ability to implement, and cost.

- **No Action** – The “no action” alternative consists of leaving soils in place without treatment.
- **Capping with Institutional Controls** – This alternative involves the covering of exposed soils with pavement and structures along with placing institutional controls such as deed restrictions that prevent residential use of the property.
- **Soil Excavation with Off-site disposal** - This alternative involves removal of TPH, metal- and PCB-impacted soils, disposal of excavated soil at approved waste facilities, backfill and compaction of the excavated area with fill material approved by DTSC, and installation of monitoring wells. The removal of the contaminated soil will remove a source of TPH that contributed to the groundwater contamination.

## Recommended Cleanup Alternative

DTSC recommends soil excavation with off-site disposal. Approximately 3,600 cubic yards of soil would be excavated from the Site. The excavated soil would be loaded onto trucks and hauled to approved off-site disposal facilities. Confirmation sampling would be conducted to confirm remaining soil is below applicable cleanup goals. The excavation would be backfilled with fill material that has been approved for use by the DTSC.

Cleanup goals have been developed based on residential use. Before DTSC makes a final decision to approve or deny the proposed plan, we will review and consider the comments received during the 30-day public comment period.

## What You May See During the Proposed Cleanup

The entire cleanup is anticipated to take about 3 weeks. While the cleanup activities are taking place you may see the following:

- Workers on-site using construction machinery as well as safety gear.
- The excavated soil will be loaded directly onto trucks and transported to approved off-site disposal facilities. The loaded trucks will be covered with tarps or similar types of covering.
- There may be a short-term increase in the amount of truck traffic in the area during the cleanup activities. However, trucks will attempt to avoid major commute times and will avoid residential and school areas.
- During the excavation, dust will be controlled, as necessary, using hand held water spray systems or a small water truck, as appropriate. Air monitoring will be conducted during excavation and loading activities to measure for potential air emissions.

## California Environmental Quality Act - Notice of Exemption:

DTSC has prepared a Draft Notice of Exemption (NOE) for this project as required by the California Environmental Quality Act. This document will be filed with the Governor’s Office of Planning and Research, State Clearinghouse. The Draft NOE is DTSC’s finding that the proposed cleanup will not have a potential for significant effects on the environment or human health because of controls in place during the remediation of the groundwater.

## FOR MORE INFORMATION

If you would like more information about the project please contact:

Katharine Hilf  
DTSC Project Manager  
(510) 540-3817  
[khilf@dtsc.ca.gov](mailto:khilf@dtsc.ca.gov)

For information about public participation and community involvement, please contact:

Nancy Cook,  
DTSC Public Participation Specialist  
(510) 540-3923  
[ncook@dtsc.ca.gov](mailto:ncook@dtsc.ca.gov)

For media questions, please contact:

Angela Blanchette,  
DTSC Public Information Officer  
(510) 540-3732  
[ablanche@dtsc.ca.gov](mailto:ablanche@dtsc.ca.gov)

## ANUNCIO

Si prefiere hablar con alguien en español acerca de ésta información, favor de llamar a Jacinto Soto, Departamento de Control de Sustancias Tóxicas. El número de teléfono es (510) 540-3842.

## INFORMATION REPOSITORIES

We encourage you to review and comment on the Draft Removal Action Workplan (RAW) and other documents for the Coliseum Gardens Site.

The Draft RAW and related documents can be reviewed at the following locations:

**Martin Luther King, Jr. Branch Library**  
6833 International Boulevard  
Oakland, California  
(510) 615-5728

**DTSC File Room**  
700 Heinz Avenue  
Berkeley, CA 94710  
(510) 540-3800

Hours: Mon.-Fri. 8:00 a.m. - 5:00 p.m.  
Please call for an appointment.

## NOTICE TO HEARING IMPAIRED INDIVIDUALS

TDD users can obtain information about the site by using the California State Relay Service at (888) 877-5378. Please ask to speak with Nancy Cook, DTSC Public Participation Specialist at (510) 540-3923.